



ASSOCIATION NEWSLETTER

January 5, 2011

ANNUAL MEETING PLANNED FOR JAN 13, 2011, AT 6PM; PROXY NEEDED; SEE ATTACHED

The Annual Membership Meeting is planned for **January 13, 2011, at 6PM, at the Goleta Valley Community Center (GVCC), Room #7, 5679 Hollister Ave, Goleta.** Please mark your calendar and plan to attend. Enclosed is your formal notice & proxy. Even if you plan to attend, please complete the proxy (lower section) and return it. You may fax, scan and email, or send it via regular mail to the address below. If you have already turned in your proxy, thank you and please ignore this reminder.

At the Meeting, there will be an election of the Board. There will be 4 positions available (2 for two-year term and 2 for one-year term). The 2 spots for the one-year term are to finish out the term for 2 board members that resigned. If you're interested, please have someone nominate you or you may nominate yourself. Additionally, there will be a discussion regarding the front gates – the benefits vs. the expenses of keeping them.

BUDGET ATTACHED; ASSOC FEE TO REMAIN THE SAME

Attached is your copy of the 2011 Budget with “actual” year-end figures. As you can see, the Budget calls for the monthly fee to remain unchanged. In other words, **the 2011 monthly association fee is...**

\$380.00

If you wish to have your fee automatically withdrawn from your checking account, it's a free service, please call 569-1121. Thank you.

CHRISTMAS GIFT GIVEN TO OUR GRATEFUL GARDENER

Our gardener, Jose Soto, was very grateful when he was received the checks that you all sent. There were about 12 checks which added up to around \$300 or so. Many thanks for your thoughtfulness and generosity.

EUCALYPTUS TREES TREATED

To encourage growth and health to our eucalyptus trees, a second treatment was applied to the trees in mid December.

DUMPSTER FOR CHRISTMAS TREES DELIVERED

The Association has received a dumpster in Phase 3 Parking lot for the recycling of real Christmas trees. The dumpster was delivered on 12/23/10 and will be removed on 1/7/11. Only live trees (without decorations or stands) are accepted. Thank you for recycling.

DEHUMIDIFIERS SUGGESTED

In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but State law requires certain documents to be mailed unless there is a written authorization. If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or emailed. Thank you.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/ mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for right after the Annual Meeting (**January 13, 2011, at 6PM** at GVCC. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

HAPPY NEW YEAR!

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